



**GRASSROOTS**  
REALTY GROUP

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**4909 88 Avenue NE**  
**Calgary, Alberta**

**MLS # A2305025**



**\$499,990**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,717 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 199
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

**\*\*First-time home buyer GST Rebate Available\*\*.** Show Home For Sale | 4 beds | 3.5 bath | Single Car Garage Attached Experience the ideal mix of comfort, style, and convenience in this stunning townhome in Saddlepeace (Saddleridge NE). The bright main floor offers an open-concept layout with a modern kitchen featuring quartz countertops, stainless steel appliances, full-height cabinets, and a large island. Upstairs includes 3 spacious bedrooms, a primary suite with a walk-in closet and ensuite, plus convenient laundry. The ground-level 4th bedroom comes with its own ensuite and separate laundry—perfect for extended family or rental income. An attached garage adds extra convenience. Located close to shopping, schools, parks, transit, and the Sikh Temple, with easy access to Stoney Trail and Metis Trail. Only 5 minutes to Calgary International Airport and 15 minutes to CrossIron Mills. Schedule your private viewing today!